

# **AGENDA**

## **CITY OF SEDONA**

### **BOARD OF ADJUSTMENT**

Pursuant to ARS 38-431.02 notice is hereby given to the members of the Sedona Board of Adjustment and to the general public that the Board of Adjustment will hold a public hearing open to the public on **Thursday, January 8, 2009, at 2:00 p.m.**, at City Hall in the Vultee conference room located at 106 Roadrunner Drive, Sedona, Arizona.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, Pledge of Allegiance and Roll Call.
2. Approval of minutes for the following meetings:  
July 9, 2008
3. CONSIDERATION OF THE FOLLOWING REQUEST(S) THROUGH PUBLIC HEARING PROCEDURES:
  - A. Discussion/possible action regarding a request for variance from the City of Sedona Land Development Code maximum building height requirement of 22-feet above the highest point at natural grade within the building footprint associated with Single-family residential buildings. The applicant is proposing to increase the height limit to 26-feet since the existing house is located within the Oak Creek floodplain. The applicant proposes to demolish the existing two-story residence and replace it with a new two-story residence, and FEMA regulations require the new finish floor elevation be raised approximately four feet above the existing finish floor. This property is located in the RS-10b Single-family Residential Zoning District and located at 240 Bear Wallow Lane, and is further identified as assessors parcel # 401-12-009B. An application for this variance is on file and available for public inspection at the Department of Community Development located at 104 Roadrunner Road, Sedona Arizona 86336.

Appellant: Mr. Richard C. Dixon  
Case Number: V08-01

4. Adjournment.

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Board of Adjustment meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Note: Pursuant to A.R.S. §38-431.02(B) notice is hereby given to the members of the Board of Adjustment and to the general public that the Board of Adjustment will hold the above open meeting. The Board of Adjustment may vote to go into executive session on any agenda item, pursuant to A.R.S. §38-431.03(A)(3) for discussion and consultation for legal advise with the City Attorney.

The City Hall Vultee conference room is accessible to people with disabilities, in compliance with the Federal “504” and “ADA” laws. Those with needs for special typeface print, may request these at the Clerk’s Office. All requests should be made twenty-four hours prior to the meeting.

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John O’Brien, Director  
Department of Community Development

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Joel Gilgoff, Chairman  
Board of Adjustment

Posted Date: \_\_\_\_\_ Time: \_\_\_\_\_ By: \_\_\_\_\_